

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>McAllen Housing Authority</u> PHA Code: <u>TX028</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/2012</u>												
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>138</u> Number of HCV units: <u>1,179</u> <i>(* = Original ACC unit count was 199; 150 units were demolished leaving 49 units at Vine Terrace as the ACC count. Since completion of two of mixed-finance operating subsidy developments; 64 PH units have been replaced in AMP #TX028000007 and 25 PH units have been replaced in AMP #TX028000008. Number of PH units under ACC count at the time of beginning of FY 2012 will be 138.)</i>												
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
<b>4.0</b>	<b>PHA Consortia</b> <b>Not Applicable</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
PH	HCV												
PHA 1:													
PHA 2:													
PHA 3:													
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.												
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <p style="text-align: center;"><b>Not Applicable</b></p>												
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. (Items 1 – 6) Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (Items 7 – 12) <p style="text-align: center;"><b>Not Applicable</b></p>												

## PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

1. *Utility Allowance Schedule for Calendar Year 2012*
2. *Payment Standard for Calendar 2012*
3. *Flat Rent Schedule for Vine Terrace Development*
4. *Project Base Voucher Development HAP Contract*

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

*PHA Plan Elements (924 CFR 903.7) – All documents listed below are located at the administrative offices of the McAllen Housing Authority at 2301 Jasmine Ave, McAllen, Texas.*

6.0

1. *The Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP); the Section 8 Admin Plan which includes participant Eligibility for both programs; the Tenant Selection and Assignment Plan (TSAP) and the Waiting List Procedure.*
2. *The Capital Fund Grant Program Annual Statement / Performance and Evaluation Reports for any active grant year. Most recent board-approved operating budget for the public housing program*
3. *The Public Housing rent determination policies, including the method for setting public housing flat rents and schedule of flat rents are included in the PHA A&O Policy. The Housing Choice Voucher rent determination and payment standards are included in Section 8 Administrative Plan.*
4. *The Public Housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation.*
5. *The Public Housing grievance procedures are included in the PHA A&O Policy and Section 8 informal review and hearing procedures are included in Section 8 Administrative Plan.*
6. *There are no public housing developments which the PHA owns or operates that are Designated Housing for Elderly and Disabled Families. The PHA participates in a Voucher Base development for elderly/disabled/handicapped with 36 vouchers from its current allocation.*
7. *The Public Housing Community Service Policy/Programs for families in public housing developments are included in PHA A&O Policy.*
8. *The PHA contracts and provides security services with off-duty police officers at its developments for safety and crime prevention measures of the public housing residents. Officers document incidents for reporting and tracking purposes. PHA follows up with family counseling and lease enforcement as necessary. Officers also have arresting authority if incident requires such action.*
9. *The Policy on Ownership of Pets in Public Housing Family Developments is included in the PHA A&O Policy.*
10. *The documents reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.*
11. *The results of the most recent fiscal year audit conducted by the PHA under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings are available upon request.*
12. *The PHA opted out of Asset Management.*
13. *The PHA has an MOU in place with Women Together/Mujeres Unidas that address matters involved with issues of domestic violence. The PHA has also set aside, depending upon funding, availability of vouchers for family unification and/or housing assistance to victims of domestic violence who have met the services program of Women Together and require housing to complete their program of work towards independence. The PHA adheres to VAWA processes in its assessment of incidents involving domestic disputes in assisted housing.*

7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p>(a) <i>McAllen Housing Authority continues to solicit properties in anticipation of undertaking another mixed finance development to increase inventory for families in need of housing and/or to replace the 61 public housing units that were demolished in prior years' demolition activity. Efforts to secure financing under Capital Fund Financing Program (CFFP), Operating Fund Financing Program, regular Capital Fund Program (CFP) or use of Operating Fund Reserves with HUD approval for this purpose will also be considered along with other financing resources.</i></p> <p>(b) <i>Under a previous approved demolition application (DDA0002791); the existing administration building and real property on which it sits is still pending completion of disposition or demolition action. The Board is pending HUD consideration on its request to rescind disposition/demolition action on this piece of property to allow renovation of the existing administration building or new construction of offices for the McAllen Housing Authority at same parcel of property.</i></p> <p>(c) <i>Conversion of an existing 49 unit single family Public Housing development into a homeownership opportunity for existing public housing residents remains under consideration. Also under consideration is conversion of this same development to Voucher base assistance.</i></p> <p>(d) <i>Homeownership – The McAllen Housing Authority continues to market its Voucher Homeownership program that affords voucher participants the opportunity to purchase their own home. The program has assisted 32 families since its inception in July 2004. Of the thirty-two families assisted, nine have “graduated” towards no longer needing voucher assistance. Family Self-Sufficiency (FSS) Program is also in place to assist families from a rental environment into homeownership. Funding was awarded for 25 voucher participants and PHA will continue to solicit funding for family transitioning into homeownership with this program.</i></p> <p>(e) <i>Project-based Vouchers – The McAllen Housing Authority in conjunction with McAllen Housing Facility Corporation (the PHA non-profit component) completed construction and occupancy on a 36 unit elderly development funded under the Tax Credit Exchange Program for this elderly development. Development was completed on March 2011 and fully occupied in July 2011. Thirty-six (36) vouchers from the PHA's current voucher allotment were designated to this development after HUD review and approval of HAP Contract.</i></p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <ul style="list-style-type: none"> <li>• <i>Capital Fund Program Annual Statement for 2012</i></li> <li>• <i>Capital Fund Program Replacement Housing Factor for 2012</i></li> <li>• <i>Performance and Evaluation Report as of 12/31/2011 for TX59P02850111</i></li> <li>• <i>Performance and Evaluation Report as of 12/31/2011 for TX59P02850110</i></li> </ul> <p><i>Replacement Housing Funds will be accumulated during the first five year increment until such time as the amount available will allow for land acquisition and construction of new housing development to meet community needs.</i></p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p><i>Program year 2012 will be the third year of the previously approved 2010 – 2014 Five Year Action Plan.</i></p> <p><i>This submission includes the Five-Year Action Plan (2012 – 2016) with annual updates. For HUD Form 50075.2, current year 2011 has been dropped and year 2016 has been added and CFP funding estimates have been revised based on the 2012 allocation.</i></p>

8.3	<p><b>Capital Fund Financing Program (CFFP).</b></p> <p><input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p><i>The Capital Fund Financing Program (CFFP) is being considered in anticipation of financing improvements for the following activities:</i></p> <ul style="list-style-type: none"> <li>• <i>Renovation and/or new construction improvements for the Administration Building of the McAllen Housing Authority</i></li> <li>• <i>The use of this funding on property acquisition and/or public donated land for new construction of a new development to replace public housing units previously demolished for prior mixed finance developments</i></li> <li>• <i>The use of this funding to acquirer existing multi-family apartment complexes to replace public housing units previously demolished for prior mixed finance developments.</i></li> </ul>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>See attached Housing Needs Narrative – 9.01 See attached Housing Needs Table – 9.02</p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p><b>Not Applicable – High Performer.</b></p>



**Additional Information.** Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

**5-Year Plan (2010-2014) Mission and Goals Accomplishments**

- Continue to manage the existing public housing development known as Vine Terrace
- Continue to support 79 public housing units in two LIHTC developments with operating subsidy
- Continue to administer the Voucher Program allocation of 1,179 vouchers
- Continue to administer the Voucher Homeownership Program; 32 families assisted with this program
- Continue management arrangements with McAllen Housing Facility Corporation to manage 70 unit elderly development known as Sunset Gardens
- Continue management arrangements with McAllen Housing Facility Corporation to manage 77 unit family development known as Orchid Place Apartments
- Continue to administer in a fiscally responsible and prudent manner, with no audit findings, the Low Rent, Housing Choice Voucher and Capital Fund Programs
- Continue to fulfill the reporting program requirements as directed by HUD for PHAS, SEMAP, FASS, VMS, etc.
- Completed construction and fully leased a new 36 unit Project Based elderly development known as Villa At Beaumont with McAllen Housing Facility Corporation
- Acquired via conveyance of property from the City of McAllen an existing building to be rehabilitated to accommodate resident services programs of the PHA
- Continue efforts of land acquisition activity for replacement of demolished public housing units or to build new units; including acquisition of existing multi-family developments to increase housing inventory
- Continue to explore funding venues including CFFP, LIHTC, Bond Issues, RHF, Operating Subsidy and regular financing to construct 61 new public housing units to replace previously demolished units not in inventory

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

**Significant Amendment:**

- Any increase or decrease over 50% in the funds projected in the Financial Resource Statement and/or the Capital Fund Program Annual Statement;
- Any change being submitted to HUD that requires a separate notification to residents, such as changes in the Hope VI, Public Housing Conversion, Demolition/Disposition, Designated Housing or Public Housing Homeownership programs; and
- Any change in policy or operation that is inconsistent with the applicable Consolidated Plan.

**Substantial Deviation/Modification**

- Any change to the Mission Statement;
- 50% deletion from or addition to the goals and objectives as a whole; and
- 50% or more decrease in the quantifiable measurement of any individual goal or objective.

10.0

11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> <li>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</li> <li>(g) Challenged Elements</li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ul>
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated there under at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

## **HOUSING NEEDS NARRATIVE 9.01**

The following excerpts are from the RGVEC 3-Year Consolidated Plan and Strategy from the applicable Consolidated Plan as approved by the Rio Grande Valley Entitlement Communities (RGVEC) for the three-year period beginning FY 2010/2011 until 2012/2013.

### **Housing Needs (91.205)**

3-5 Year Strategic Plan Housing Needs response:

The following discussion estimates the number and type of households in need of housing assistance for extremely low-, low-, and moderate-income households; renters and owners; elderly persons; single persons; large families; persons with HIV/AIDS; persons with disabilities; and racial or ethnic groups. These housing needs are also highlighted in the attached Needs Table.

#### **I. Extremely Low-Income Housing Needs (0-30% of Median Income)**

Extremely low-income households are very likely to be cost burdened, paying an excessive amount of their gross income (more than 30 percent) on housing costs. In fact, some households experience severe cost burden, paying 50 percent or more of their income on housing, leaving very little money for food, clothing, and transportation expenses.

According to the 2000 CHAS Data book, there are 43,162 extremely low-income households in the RGVECs, representing 19.5% of households in the region. Of these, there are 22,342 renter households (51.8%) and 20,820 owner households (48.2%). Most households that are extremely low-income, regardless of whether they own or rent, experience a cost burden. Large-related renter-occupied households (5 or more members) are most likely to have a cost burden (67.2%) and small-related households also have a high instance of cost burden (66.3%). However, severe cost burden is slightly more prevalent among small-related rental households (48.9%) than large-related (47.8%).

#### **II. Low-Income Housing Needs (31-50% of Median Income)**

There are 36,245 low-income households in the Rio Grande Valley Entitlement Communities, representing 16.4% of the region's households. Of these, 23,610 (65.1%) are owner-occupied households and 12,635 (34.9%) are renter-occupied households. Of the rental households, slightly under 2,000 (15.8%) are occupied by elderly individuals; of these, almost half (918) have some housing problem. The most prevalent housing problem is rent burden, 810 of the 918 households (88.2%) pay more than 30% of their gross monthly income for rent.

A large number of non-elderly, low-income renter families face housing problems - 71% of small related families and 86.3% of large related families. However, the percentages of families in these categories that are rent-burdened is not nearly as high (52.2% and 30.1%, respectively). This indicates that the problem for the remaining families (19.3% and 56.2%, respectively) is not the burden of rent per se, but rather that they are living in housing units that are unable to meet their needs.

For the most part, this is because the housing is too small for all household members; these households are overcrowded. Approximately 29.3% of small related households and 56.2% of large-related households have a housing problem not related to cost burden.

### III. Moderate-Income Housing Needs (51-80% of Median Income)

There are 41,193 moderate-income households in the RGVECs, representing 18.6% of households in the region. Of these, 11,304 (27.4%) are renter-occupied households, and the remaining 29,889 (72.6%) are owner-occupied. Of the renter occupied households, 1,070 (9.5%) are elderly households. Of these, nearly half have a housing problem; as with the other income categories, the problem is most frequently rent burden.

Also consistent with the other income categories, large family households have a disproportionate share of housing problems—77% of the 3,329 large rental households have some housing problem. Cost burden is the problem for only 8.4% of these households; for the rest, it is either overcrowding or inadequate facilities.

### IV. Owner-Occupied and Renter-Occupied Housing

In the RGVECs, nearly 70% of households (154,465) were owner-occupied as of the 2000 Census. In 1990, only 66.5% of households (100,352) were owner-occupied. While the RGVEC added 54,000 owners (an increase of 53.9%), it also increased the proportion of owner-occupied households by 5.1%.

### V. Elderly Persons

The RGVECs' elderly population (65 and over) was roughly 10% in 2008, or about 115,646 individuals. Based on the 2000 Census, Mission and Harlingen both have a slightly higher proportion of elderly residents, with 14.2% and 15.0% of their populations, respectively, being 65 or over. In contrast, Edinburg and the Urban County Program (UCP) have a smaller elderly population than the regional average: only 8.2% of Edinburg's population and 8.7% of the UCP's populations are elderly.

In the RGVECs, there were approximately 26,000 elderly households reported in the 2000 Census. Of these, about 7,070 (27.2%) are renter-occupied households. Elderly rental households are more likely to experience housing problems; 58% of extremely low-income, 46% of low-income, and 42.6% of moderate-income rental elderly households have a housing problem. However, in contrast with family households, the main problem faced by elderly households is cost burden.

### VI. Persons with HIV/AIDS

Each of the RGVECs will receive CDBG and/or HOME and/or ESG funding during FY 2010/2011, but none of the entitlement communities are anticipated to be recipients of HOPWA grants.

According to the most recent data available from the State Department of Health's Texas HIV/STD Surveillance Report, there were 378 cumulative reported HIV (non-AIDS) cases in both Hidalgo and Cameron Counties in 2003. Cumulative HIV cases include pediatric HIV infections reported since 1994, and adult/adolescent HIV infections reported since 1999 that have not progressed to AIDS. There were 61 cases of HIV reported in 2002, and 104 cases reported in 2003.

As of the end of 2003, there were 968 cumulative AIDS cases for Hidalgo and Cameron Counties. This translates into a rate of 9.4 cases per 100,000 population in the two counties, which is below the statewide rate of 14.1 cases per 100,000 population. In 2002, there were 81 cases reported, and in 2003 there were 89 cases.

## VII. Persons with Disabilities

According to the 2000 CHAS Data book, approximately 50,000 households (22.6%) in the RGVECs have some type of disability. This includes renters and owners who are defined as Extra Elderly (1 or 2 Member households, either person 75 years or older), Elderly (1 or 2 Member Households, either person 62 to 74 years), and households where one or more persons have a mobility or self-care limitation.

In extremely low-income households, 70.3% of disabled renters have a housing problem, compared with 69.8% of total owners in the same income category. For both renters and owners, households with persons with mobility or self-care limitations are much more likely to have housing problems than Elderly or Extra Elderly households. Because housing cost is also a component of housing problems, it is likely that the primary problem for elderly households is cost burden.

For low-income disabled households, the difference between renters and owners widens. While 60.9% of disabled renter households have a housing problem, only 47.4% of disabled owner households do. Once again, however, the preponderance of housing problems is found among non-elderly households with a mobility or self-care limitation. For renters, it is 69.5% of households; and for owners, it is 58.9%.

Moderate-income households display an inconsistency with trends among lower income households. In this category, 60% of Extra Elderly renter households have a housing problem. Though it should be noted that there are only 255 total moderate income Extra Elderly households in this category, which is slightly higher than the 58.2% of non-elderly households with a housing problem. There are far more owners than renters in the moderate-income level—most housing problems for owners are found among non-elderly households (47.6% of the total).

## VIII. Single Person Households

According to the 2000 Census, single-person households constitute 14% of the RGVECs' total occupied households (30,924 households). Of these households, 57.4% are owner-occupied (17,757) and 42.6% (13,167) are renter-occupied.

## IX. Large Family Households

Approximately 38,000 households in the RGVECs, or 17.1%, are large family households earning less than 80% of median income. Large family rental households comprise 5.9% or roughly 13,000 households. Large family owner households comprise 11.2% or 24,824 households. As noted previously, large families face some of the greatest housing challenges in the region. Approximately 80% report housing problems. In addition, nearly all extremely low-income large related renter families in the region (94%) have housing problems. Almost as many extremely low-income large related owner families (89%) have housing problems as well.

Even when the number of available units is sufficient to meet the needs of the existing population, there may be an incompatibility between the size of the units and the size of the family seeking housing. Large families, in particular, often have difficulty finding housing with an adequate number of bedrooms.

#### X. Public Housing Residents

According to the RGVECs' consultations with local public housing agencies, an estimated 12,951 extremely low-, low-, and moderate-income households receive public housing or Section 8 rental assistance in the region. Many of these individuals and families would be at-risk for homelessness without the public assistance. The waitlist consists of an estimated 2,800 persons for public housing authority units and an additional 770 persons for Section 8 assistance.

#### XI. Families on Public Housing and Section 8 Waiting Lists

Based on the consultations with PHAs, there were an estimated 13,347 households on waiting lists for public housing and Section 8 tenant-based assistance. Each of the PHAs administers separate waiting lists. Therefore, the total number of households may include some duplication.

#### XII. Cost Burden and Severe Cost Burden

Cost burden (rent or monthly living expenses greater than 30% of income) and severe cost burden (rent or monthly living expenses greater than 50% of income) is a significant issue for households in the RGVECs. As is to be expected, the greatest burden falls on lower-income households, especially those that are extremely low income (ELI) renter households. More than half of the ELI renter households in the region are cost-burdened, while slightly less than half have a severe cost burden. Large-related households are most likely to experience a cost burden.

For low-income owners, the situation is not very different. Once again, more than 50% of the households are cost burdened, and the number of severely cost burdened owner households, while slightly lower than for renters, is still more than 30% in each category. Small-related owner households are the most burdened subpopulation, with 62.1% of households experiencing a cost burden, and 43.1% a severe cost burden.

Among moderate-income households, cost burden is also a challenge. However, as noted above, a greater concern for households in this range is in fact other housing problems, especially overcrowding. While 52.2% of small-related rental households in this category are cost burdened, only 30.1% of large related rental households are. This demonstrates that the housing stock is not well suited to demand in the region. In the low-income households group there is a considerable drop-off in the cost burden for owner households, when compared with extremely low-income households. But once again, small related households are the most likely to be cost burdened; 38.6% of these households pay more than 30% of monthly income for housing costs.

For moderate-income households, the cost burden for small and large related households diminishes considerably, for both renters and owners. In contrast, there is still some degree of burden for elderly renters (36.6%) and All Other Households (44.4%). As for moderate-income households, the greatest proportion of cost burden is once again found among All Other Households (32.5%). Nonetheless, the relatively low appearance of cost burden and

the much less common appearance of severe cost burden for moderate-income households is an indication that the needs of this group are being met. As a result, program efforts will focus more directly on low-income and extremely low-income households.

### XIII. Substandard Housing

The quality of the existing housing stock must be understood in order for the RGVECs to effectively plan the allocation of community development funds over the next three years. If the region has ample housing but it is simply not in proper condition for habitation, then perhaps more dollars could be funneled to rehabilitation projects in the next funding round. Of course, a complete strategy must take into consideration other components of the housing market, including overcrowding, which is discussed below. Considering all of these elements together enables the region to understand better if its housing challenges are related to a simple lack of safe, clean, and affordable housing, or if there are additional problems, such as overcrowded households (see next section) which may indicate that the housing stock is not meeting the needs of larger families or lower-income families.

According to Census 2000 data, 3.3% of housing units in the RGVECs lack complete plumbing facilities, and 2.9% lack complete kitchen facilities. Within the RGVECs, the highest instances of substandard housing are found in the jurisdiction of the Hidalgo County - Urban County Program, with 4.8% of housing units lacking complete plumbing facilities and 3.1% lacking complete kitchen facilities.

### XIV. Overcrowding

Overcrowding is generally defined as more than 1.5 persons per room. Overcrowding is often caused by two households "doubling-up," or living in one unit, because they cannot afford the rent alone. According to the 2000 Census, 9.1 percent of owner households and 17.1 percent of renter households in the RGVECs live in overcrowded conditions.

For the most part, overcrowding rates are consistent across the individual communities. There is, however, a slightly higher rate of overcrowding in rental households in Brownsville (20.2%), Pharr (22.7%), and in the Urban County Program area (21.8%). In contrast, overcrowding in Edinburg and Harlingen is only 11.1% and 10%, respectively. In terms of owner-occupied households, the Urban County Program area, with 12.7% of its owner households living in overcrowded condition, is once again above the average.

### XV. Disproportionate Need by Racial or Ethnic Group

The RGVECs analyzed data from the 2000 CHAS Databook to determine if any racial or ethnic groups experienced a disproportionately greater need for any income category in comparison to the needs of that category as a whole. HUD defines disproportionately greater need to exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

There are no disproportionate housing needs among Hispanic and White, Non-Hispanic households in the South Texas region. Of course, since the Hispanic population is so significant in the area, this population's housing needs are driving the region's housing needs in each income category.

However, there appears to be some evidence of disproportionate housing needs among Black, Non-Hispanic households in the 50% to 80% median income category in the South Texas region. According to the 2000 CHAS data, 44 of 66 Black households (66.7%) are experiencing a housing problem, compared with 46.9% of households in the category as a whole.

## **Priority Housing Needs (91.215 (b))**

3-5 Year Strategic Plan Priority Housing Needs response:

### **I. Priority Housing Needs**

The RGVECs identified a large unmet need for all categories of housing, as indicated in the attached Housing Needs Table. This includes:

- Shortage of affordable homeownership units for low- and moderate-income households.
- Low- and moderate-income households lack funds for needed rehabilitation of housing conditions that threaten health and safety.
- Shortage of affordable rental housing for extremely low-, low- and moderate income households.

### **II. Analysis of the Characteristics of the Housing Market**

As detailed in the Housing Needs and Housing Market Analysis sections, many low and moderate-income households cannot afford market-rate rental units or homeownership units without incurring an excessive cost burden. Without assistance, households earning less than 80% cannot afford the housing costs for a single-family home.

The RGVECs recognize the importance of homeownership in supporting a healthy community. Homeownership helps to foster a wide variety of community benefits, such as civic involvement, family and neighborhood stability, and a healthy climate for investment. Maintaining a wide variety of homeownership opportunities in the RGVECs will therefore receive a high priority.

Existing housing units represent an important component of the affordable housing stock in the RGVECs, and the aging and deterioration of these units places an additional strain on the availability of the affordable housing stock. It is highly likely that the majority of these units are occupied by extremely low-, low-, and moderate income households. Therefore, rehabilitation and other forms of assistance to households living in such units will also be a high priority.

In addition, households earning less than 80% of the median area income cannot afford the Fair Market Rent for a rental unit. Given these needs, the RGVECs have assigned a high priority to assisting those eligible extremely low-, low-, and moderate-income households experiencing cost burden. To a lesser extent, the RGVECs are also focusing their activities on expanding affordable rental opportunities for low- and moderate-income households.

For these reasons, the following groups have been identified as the RGVECs' highest priorities for affordable housing assistance during the three-year period of this Plan:



- Renters in the RGVECs with incomes between 51 and 80 percent of median income, who, with sufficient down-payment resources and credit counseling, are strong candidates for assisted homeownership opportunities.
- Existing homeowners in the RGVECs with incomes below 80 percent of median income, who are residing in substandard housing.
- Renters in the RGVECs with incomes below 50 percent of median income, who are experiencing cost burden.
- Renters in the RGVECs with incomes below 50 percent of median income, who are living in substandard housing.

### III. Basis for Assigning Priority

The RGVECs assigned priorities for their regional housing needs based on input gathered during the community-wide consultation and citizen participation processes. As explained in previous sections, the RGVECs met as a group to analyze the results from these needs assessment activities, assessing the similarities and differences of their priorities. While each entitlement community will utilize its HUD funding resources only within the area of its legal jurisdiction, the regional Consolidated Planning process improved the RGVECs' ability to make decisions about which housing activities to fund within each entitlement community and in consultation with other entitlement communities across the region.

As a result, many of the RGVECs have elected to focus much of their affordable housing activities to encourage homeownership among low- and moderate-income households living in the South Texas region. Additionally, some of the RGVECs are focused on expanding affordable rental opportunities for low- and moderate-income households.

### IV. Obstacles to Meeting Underserved Needs

The RGVECs identified the following obstacles to meeting the underserved housing needs of the region:

- Greater need than can be addressed by existing resources.
- Shortage of units available for rental housing.
- Cost of new construction/rehabilitation.
- Growing low-income population due to lack of education and job skills.
- Reluctance of neighborhoods to accept low-income housing.
- Reluctance of eligible persons to live in public housing.
- Relocation costs associated with rehabilitation of existing rental units, which are currently occupied.
- Rising costs of rehabilitation faced by persons on fixed incomes.
- Fear of government programs by the public.
- Lack of knowledge regarding available housing resources.
- Stricter lead-based paint regulations.
- Stricter lending practices.

## **Housing Market Analysis (91.210)**

3-5 Year Strategic Plan Housing Market Analysis responses:

### I. Housing Market Supply and Demand

According to the 2008 Census estimates, the RGVECs had a total of 399,011 housing units. Occupancy and vacancy rates for each of the Entitlement Communities are based on 2000 Census data.

This relatively low occupancy rate of 82.8% for a region that has grown rapidly over the past 10 years can be partially explained by the significant number of "Winter Texans" who reside only part-time in the region.

An analysis of the available rental and ownership units for households with low- and moderate-incomes indicates a much tighter market. In the RGVECs, approximately 11.5% of the units are vacant and available for rent, and only 2.1% of the units are vacant and available for sale.

In contrast to the U.S. Census data, the 2000 CHAS Data book indicates there are approximately 232,000 housing units in the RGVECs; note that this figure does not include mobile homes. Of these units, roughly 51,000 are zero or one bedroom (22.2%). There are nearly 70,000 units with two bedrooms (30.1%), and about 111,000 with three or more bedrooms (47.7%).

The housing stock has a much greater proportion of large owner-occupied units than large renter-occupied units. The disproportionate number of small renter-occupied housing units might explain some of the housing problems faced by rental households, as the limited availability of large rental units could be a contributing factor to overcrowding.

The U.S. Census provides a breakdown of units per housing type. More than half of the housing stock in the RGVECs (60.5%) is single-family detached units. The second most prominent type of housing structure is mobile homes, which constitute 18.3% of the housing stock. Within the individual entitlement communities, there is no substantial deviation from the aggregate findings. All the communities are composed of primarily single-family detached units, and, in each, the second most common type of structure is mobile homes. However, in the Urban County Program area, the proportion of mobile homes is slightly higher (26.4%).

As a result of this analysis of the housing market, and the feedback gathered during the community-wide consultation and citizen participation processes, many of the RGVECs have elected to focus much of their affordable housing activities to encourage homeownership among low- and moderate-income households living in the South Texas region. To a lesser extent, some of the RGVECs are focusing their activities on expanding affordable rental opportunities for low- and moderate-income households.

## II. Condition of Housing Stock

There are particular concerns about the quality of the housing stock in the entitlement communities. Based on 2000 Census data, there are 266,643 units in the RGVECs, counting both occupied and vacant units. Of these, 221,264 (83%) are occupied, and 45,379 (17%) are vacant.

According to U.S. Census data on units with substandard kitchen or plumbing facilities, 2.6% (5,796) of the occupied housing units in the RGVECs lack complete plumbing facilities, and 1.9% (4,131) lack complete kitchen facilities. This is approximately 6,000 and 4,000 units, respectively—it is unclear how many units lack both types of facilities. As for vacant

units, approximately 3,000 units (6.4% of vacant units) lack appropriate plumbing facilities and 3,500 units (7.9% of vacant units) lack appropriate kitchen facilities.

Looking at this data in another way, even though vacant units are only 17% of the total units in the region, they constitute 33.5% (3,000 out of 8,700) of units lacking appropriate plumbing facilities and 46.4% (3,500 out of 7,700) of units lacking appropriate kitchen facilities. This may have some impact on the vacancy rate in the region, as these units are not suitable for occupancy, and definitely not suitable for occupancy with Federal assistance, because they do not meet HUD standards for safe, clean, and affordable.

### III. Cost of Housing

According to the Texas A&M Real Estate Center, the median sales price for a single family home in the RGVECs has increased at a rate substantially above inflation during the last decade for Brownsville, Harlingen, and McAllen from 1996 until 2008.

The U.S. Department of Housing and Urban Development (HUD) believes that a household experiences a cost burden when gross housing costs are more than 30 percent of gross income. A household experiences severe cost burden when gross housing costs are more than 50 percent of gross income. The cost of homeownership can affect the level of property maintenance, the ability of the household to pay property taxes, and ultimately the household's ability to retain its home. Likewise, high rents can make it difficult for renters to afford units.

According to the aggregated CHAS data for 2000, there are almost 2,500 vacant units available to extremely low-income renters. This figure is somewhat high for a region where a large number of households are rent burdened or are living in substandard housing conditions, as other sections of this report have indicated (substandard conditions includes overcrowding in this case).

However, the Housing Market Analysis does indicate a vacancy rate of more than 11% in the RGVECs. As discussed previously, part of this vacancy can be explained by the large number of "Winter Texans" – those who take advantage of the region's warm weather to live in the area during the winter months, when it is much colder in the northern states. In addition, there seems to be a considerable mismatch in the type of housing available and the type of housing needed. The average family size in the region is larger than in most communities; the available housing stock is not able to accommodate so many large families.

Community surveys and the experience of local housing staff indicate that there is a need for affordable homeownership opportunities in the region. Households with above moderate and higher income may be choosing to spend less than 30 percent of their income on housing. If this is the case, higher income households may be absorbing some of the units that are affordable to lower income households. Thus, households with higher incomes may be occupying houses that are affordable to lower-income families. This occurrence may help explain the apparent actual shortage of affordable units despite U.S. Census data that shows a surplus. Furthermore, although housing may appear affordable to lower-income households, these same households may have difficulty securing financing and down payment, in addition to covering closing costs.

At the same time, there is a need for affordable ownership and rental housing for larger families with lower incomes. In fact, most of the vacancies, especially for extremely low-

income households, are in the zero to one bedroom or the two bedroom categories. However, as detailed previously, there is much more demand for affordable housing for extremely low-income households in the three or more bedroom range.

The lack of affordable rental housing in the 0-30 percent income range may cause a crowding of these extremely low-income households into other segments of the housing market. Households that cannot find affordable housing within their income range may be willing to pay more than 30 percent of their income in order to remain living in the RGVECs. By doing so, however, they enter into competition for housing affordable for households of higher income levels.

#### IV. Housing Stock to Serve Persons with Disabilities, and Persons with HIV/AIDS and their Families

The RGVECs identified the following properties that serve persons with disabilities:

- Facility for Physically/Mentally Disabled Adults, Brownsville
- Heritage Manor/Public Housing, Harlingen
- Casa De Amigos III/Independent Living Facility, Harlingen
- Villa of Harlingen/Assisted Living Facility, Harlingen
- Retama Manor/Skilled Nursing Facility, Harlingen

In addition, the RGVECs identified a larger number of properties that serve seniors, many of whom have physical/mental disabilities or other self-care limitations:

- Casa del Mar, Brownsville
- Villa del Sol, Brownsville
- Camelot Assisted Living/Assisted Living Facility, Harlingen
- Camelot/Retirement Community Homes, Harlingen
- Harlingen Good Samaritan/Skilled Nursing Facility, Harlingen
- Harlingen Nursing Center/Skilled Nursing Facility, Harlingen
- Golden Palms/Commercial Retirement Community, Harlingen
- Golden Palms/Independent Living Facility, Harlingen
- Twinbrooke South, Convalescent Home, McAllen
- Casa de Amigos, Assisted Living facility, McAllen
- Heritage Village, McAllen
- Retama Manor, Nursing Home, McAllen
- Briarcliff Nursing & Rehabilitation Center, McAllen
- Grand Terrace Nursing Home, McAllen
- Colonial Manor, McAllen
- McAllen Nursing Home, McAllen
- Palmville Elderly Community, San Benito

In accordance with HUD's Section 504 requirements, the public housing units owned by the local public housing agencies are also equipped for individuals with disabilities or persons with HIV/AIDS and their families.

#### V. Assisted Housing Units

Based on the RGVECs' consultations with local public housing agencies, there are 13,857 assisted housing units in the RGVECs. According to the results from their consultations, the

RGVECs do not expect to lose any of these units during the upcoming three-year period of this Consolidated Plan.

Furthermore, the RGVECs reviewed HUD's Low-Income Housing Tax Credit (LIHTC) Database which was last updated in 2003. According to the database, 2,230 affordable units have been placed into service in the region, as of 2002. The total number of affordable units represents more than 95% of the 2,328 total units developed under the LIHTC program in South Texas. The RGVECs may have lost as many as 208 assisted units. However, this figure does not take into account the extended use period that may be in effect for many of these assisted units. As a result, the RGVECs do not expect to lose a substantial portion of its LIHTC housing units during the upcoming three-year period of this Consolidated Plan. In contrast, additional planned developments are being proposed and/or expanded.

## **Specific Housing Objectives (91.215 (b))**

3-5 Year Strategic Plan Specific Housing Objectives response:

### **I. Specific Objectives**

The RGVECs have adopted the following objectives to expand affordable housing opportunities during the Three-year period of the Consolidated Plan.

#### **A. Ownership Housing**

- Promote affordable housing opportunities
- Provide down payment and closing cost assistance
- Provide gap-financing assistance
- Rehabilitate existing homeownership units
- Reduce the rehabilitation costs to the homeowners through grants and low interest loans
- Demolish substandard units beyond reasonable costs to repair
- Construct new affordable homeownership units to offset demolished substandard units

#### **B. Rental Housing**

- Promote affordable housing opportunities
- Acquire and rehabilitate existing rental properties
- Construct new affordable rental housing units

II. Federal, State and Local Public and Private Sector Resources Available Two major sources of federal funding assist the RGVECs to address their affordable housing needs: Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds from the U.S. Department of Housing and Urban Development. The CDBG Program funds a variety of housing and community development activities, including housing rehabilitation, acquisition, and predevelopment costs; public facilities and infrastructure; public services; and program administration. The HOME Program funds a variety of housing activities, including new construction, rehabilitation, acquisition, and tenant-based rental assistance. Additional ARRA CDBG funds are being used by the Cities of Pharr and Mission to provide rehabilitation housing services.

HUD's Emergency Shelter Grants (ESG) Program supplements local funding for homeless shelter operations and other homeless activities. Local public housing agencies receive Section 8 Voucher/Certificate Program funds from HUD that provide rental subsidies for eligible low-income households. Several communities receive Rural Development funds from the U.S. Department of Agriculture. In addition, the Cities of McAllen and Brownsville as well as the Hidalgo County-Urban County Program are providing Homeless Prevention and Rapid Rehousing Program funds to prevent homelessness or provide shelter for homeless individuals and families.

The City of Brownsville and the Hidalgo County-Urban County Program were awardees of the Neighborhood Stabilization Program (NSP-1) which purchases, rehabilitates, when necessary, and finances abandoned or foreclosed homes. Such actions are intended to stabilize neighborhoods, permanently house lower income individuals and families and reduce crimes linked to abandoned structures.

State funds from the Texas Department of Housing and Community Affairs (TDHCA) may be used to support a variety of housing programs such as rehabilitation assistance, new construction, and first-time homebuyer assistance for low- and moderate-income households. Specifically, the Cities of Brownsville and Mission will use an allocation from TDHCA to replace housing and/or repair damages done by Hurricane Dolly. Additionally, TDHCA is providing Weatherization Assistance Program funds to reduce the energy burden of low-income renter or owner-occupied households. These funds are intended to benefit 288 households in the City of Brownsville and an additional 200 households in the City of McAllen.

State funds from the Texas Water Development Board (TWDB) may be used for limited housing rehabilitation and water/wastewater connections in colonias areas. Additionally, the TWDB offers a grant program for extremely low-income households living in the colonias.

Local government funds cover basic community services such as fire/police protection, infrastructure maintenance/development, water/wastewater services, and a variety of other public services.

Private sources of funding include local lenders who have committed continued support in leveraging federal funds for housing and community development activities. There are also numerous dedicated nonprofit organizations working to address housing and community development needs. The RGVECs will continue to encourage and support nonprofit organizations in securing additional funds, assisting them whenever possible.

## **Needs of Public Housing (91.210 (b))**

3-5 Year Strategic Plan Needs of Public Housing response:

The RGVECs contacted the Public Housing Agencies located in the South Texas region as part of the consultation process for the Consolidated Plan and Strategy. This consultation process included the following PHAs:

- Alamo Housing Authority
- Brownsville Housing Authority
- Cameron County Housing Authority
- Donna Housing Authority

- Edcouch Housing Authority
- Edinburg Housing Authority
- Elsa Housing Authority
- Harlingen Housing Authority
- Hidalgo County Housing Authority
- La Joya Housing Authority
- McAllen Housing Authority
- Mercedes Housing Authority
- Mission Housing Authority
- Pharr Housing Authority
- San Benito Housing Authority
- San Juan Housing Authority
- Weslaco Housing Authority

#### I. Waiting List

According to the RGVECs' consultations with local PHAs, there were an estimated 13,300 households on the various waiting lists for public housing and Section 8 tenant-based assistance. Each of the PHAs administers separate waiting lists. Therefore, the total number of households on these waiting lists may include some duplication.

#### II. Section 504 Needs Assessment

Public Housing Authority compliance with 504 requirements is ultimately reviewed by HUD Field Office personnel. However, compliance status will be undertaken by each jurisdiction independently. Increases in the need for compliant units are anticipated as the population gentrifies.

### **Public Housing Strategy (91.210)**

3-5 Year Strategic Plan Public Housing Strategy response:

#### I. Public Housing Strategy

All of the PHAs in the region have adopted a variety of measures to serve the needs of extremely low-, low-, and moderate-income families residing in public housing and families on public housing and tenant-based waiting lists. These efforts include the following:

- Increasing the number of affordable units.
- Maximizing the number of affordable units by reducing turnover time for vacated public housing units.
- Applying for additional Section 8 units should they become available (0-30%).
- Maintaining or increasing Section 8 lease up rates by establishing payment standards that will enable families to rent throughout the various jurisdictions that comprise the RGVECs.
- Maintaining or increasing Section 8 lease up rates by effectively screening Section 8 applicants to increase owner acceptance of program.
- Employing admissions preferences aimed at families with economic hardships (0-30%)
- Adopting rent policies to support and encourage work (0-30%; and at/or below 50%)

- Participating in the Consolidated Plan development process to ensure coordination with broader housing and community development strategies

All of these PHAs are working to meet HUD affordability requirements identified in their 5-Year Plans and Annual Plans.

## II. Restoration/Renovation Needs

Many of the PHAs in the region administer public housing units, and they ensure that these units are renovated and modernized through the Capital Grant Program and with regular maintenance. These renovation and modernization activities are also detailed in their 5-Year Plans and Annual Plans. Some of the PHAs, including Hidalgo County and San Benito, identified other funding sources for renovation activities, including CDBG, HOME, Low-Income Housing Tax Credits and the Texas Trust Fund.

An additional short-term funding stream which will continue to assist PHAs was made available under the American Recovery and Reinvestment Act of 2009.

## III. Improving Management and Operations

Many of the PHAs have committed themselves to improving management and operations by retaining high quality employees, conducting annual employee evaluations, ongoing monitoring of staff, and providing regular training to staff. These PHAs seek to improve public housing and voucher management scores, increasing customer satisfaction.

## IV. Public Housing Resident Initiatives

Many of the public housing facilities in the South Texas region have resident management councils through which residents are involved in decisions that impact their public housing units. Several of the PHAs facilitate the selections of the councils, encouraging resident participation in council activities and the general management of the public housing facilities. The RGVECs encourage the PHAs to promote continued involvement by the councils in the management of public housing facilities.

In addition, many PHAs are linking residents to family self-sufficiency programs, including on-site learning centers, job training programs, and opportunities for homeownership.

## V. "Troubled" Public Housing Agencies

None of the PHAs in the South Texas region were identified as "troubled".

## **Barriers to Affordable Housing (91.210 (e) and 91.215 (f))**

3-5 Year Strategic Plan Barriers to Affordable Housing response:

There are many factors contributing to the shortage of housing and consequently, the lack of affordable housing in the region. Included are demographic changes, market forces, changes in federal housing policy, changes in federal tax policy, and development constraints. The RGVECs examined many of these factors that serve as obstacles to developing, maintaining, and/or improving the housing stock across the region.



## I. External Factors

The RGVECs determined that many factors currently restricting the supply of housing cannot be controlled by local governments, especially those that relate to regional, state, and national economic conditions. Various factors not under the control of local governments influence the cost, supply, and distribution of housing. These factors include land costs, construction costs, financing costs, and the availability of land.

A. Land Costs - The increasing scarcity of land serves only to increase the ultimate cost of the housing unit. Most developers feel there is relatively little they can cut out of current projects to reduce the price, yet still be competitive with housing built by developers in other cities. Part of the increase in land prices can be attributed to general inflation in the U.S. during the last 40 years. However, a significant portion of the increase is due to land price appreciation, as the demand for housing has continuously expanded due to population growth.

B. Construction Costs - Labor and material add substantially to the cost of housing. The price of building materials has continued to increase, making homes more expensive. The major components of the increased construction cost have been the steadily rising cost of energy, lumber, and other building materials. Increased construction costs make it difficult for developers and builders to attempt to realize a profit on low and moderately priced homes.

C. Financing Costs - Financing costs, for the most part, are not subject to local influence. The control of interest rates is largely determined by national policies and economic conditions. Interest rates greatly influence the housing market for homebuyers and indirectly for renters. Construction financing also results in much higher housing costs to the consumer. Interest rates have decreased in recent years, helping spur property refinancing and new construction within the region. Current trends indicate increasing interest rates in the future, which will negatively impact affordable housing opportunities.

D. Underwriting Guidelines - Due to recent increases in foreclosure rates, stiffer underwriting guidelines have been implemented. This action limits the ability of lower-income persons to access conventional mortgage rates. As such, lower income persons may be more vulnerable to predatory lending practices.

## II. Local Factors

The availability of affordable housing in the RGVECs is impacted by local factors such as the availability of land for new construction, the income of residents, the supply of housing, and of course, housing costs.

Bedroom size is another factor that must be considered when evaluating the availability of affordable housing for families. As the housing stock and housing market analyses indicate, much of the housing stock is single-family detached and designed for smaller families. As such, large families must oftentimes live in overcrowded conditions or find a larger unit that may exceed their budget.

The housing constraints that affect affordable housing in the Rio Grande Valley Entitlement Communities are primarily economic. Rising costs within the construction industry, the cost and availability of financing, and the high demand for a limited amount of land have

combined to limit housing production, particularly for low-and moderate-income persons. The net result is significantly higher costs for housing during a period when incomes may not be rising at the same pace.

### III. Barriers to Affordable Housing Development

The following are descriptions of regulations that affect housing development in the region:

A. Municipal Building Regulations: Hidalgo and Cameron Counties do not have "municipal" building code requirements. However, individual subdivisions located in the countywide area may impose building requirements in order to construct there. The incorporated cities in Hidalgo County do have and impose building codes within their jurisdictions. None of these codes reviewed were found to have a detrimental effect on housing with the exception of the City of Palmhurst. Minimum lot size requirements (1/2 acre requirement) were found to have an exclusionary effect on the low-mod population inasmuch that land costs within the City of Palmhurst are considered high for the area and the added lot size requirement effectively excluded the low-mod population from constructing and residing in new affordable housing. The Cities of Brownsville, Harlingen, and San Benito in Cameron County and McAllen, Mission, Edinburg and Pharr in Hidalgo County also impose building codes; however, none of these codes were found to have a detrimental impact on the affordability of housing.

B. Regulatory Environment: Many of the RGVECs have taken steps to foster development while still protecting local community standards by setting development fees at levels comparable to neighboring communities. Also, each of the communities' land use controls, building codes, site development standards and processing procedures are quite comparable to those of surrounding communities.

C. Building Codes: Most of the jurisdictions in the RGVECs use the 2006 International Residential Building Code (IRBC). However, some communities are utilizing the 2001 IRBC, 2003 IRBC or 2009 IRBC. The RGVECs are not aware of any supplemental code that would discourage affordable housing.

D. Rent Controls: No special requirements are imposed upon property owners with respect to rental income within the entitlement communities, and no jurisdictions have passed rent limitation ordinances.

E. Development Fees: It takes approximately two to five days for a licensed general contractor to secure a building permit in many of the communities that comprise the RGVECs. The varying length of time depends on where the construction will take place. Building inspection fees (permitting fees) range from \$20 for a \$1,000 permit to \$300 for a \$100,000 permit and may vary from community to community. In all, these fees are reasonable in comparison with fees of other political jurisdictions for similar procedures.

F. Subdividing Fees: Each of the entitlement communities charges a subdividing fee, which vary by location.

G. Environmental Assessment: Environmental assessments on the development of major projects are required by lending institutions, state or federal funding agencies and are additional costs, which vary per project.

H. Programmatic Regulations: Due to the requirements of the various funding sources used to address affordable housing, programmatic requirements may be cumbersome for staff and consumers; financial and lending literacy programs have been implemented to reduce these constraints.

I. Impact Fees: Impact fees can cost homebuyers and rental property owners more than \$3,000 as may act as a deterrent.

#### IV. Strategy to Remove Barriers to Affordable Housing Development

In all, the RGVECs believe that these regulations do not constitute barriers to fair and affordable housing. The majority of these policies or regulations cannot be considered excessive, exclusionary, discriminatory, or duplicative. It is not unreasonable for the counties and/or cities with jurisdictional authority in the region to charge fees for development, especially pertaining to land preparation costs.

However, it does need to be acknowledged that for the development of affordable housing these costs can be potentially prohibitive. The RGVECs could develop a strategy whereby development fees could be waived or lowered for the development of affordable housing. In fact, the RGVECs could examine the possibility of reducing some of these costs to allow homes built by non-profit organizations to be more affordable to low- and moderate-income households. This could serve as an additional incentive to develop affordable housing.

Through the inclusion of other federal and non-federal sources of funding, affordable housing may be more easily provided, particularly for extremely-low income households.

#### V. Housing Opportunities

- Lower interest rates have made the purchase and refinancing of homes from private lending institutions more affordable to the RGVECs' residents.
- Lending institutions within the RGVECs have assumed an active role in financing affordable housing via public/private partnerships, for example with the Hidalgo/Willacy Housing Finance Corporation.
- Several large businesses have recently chosen to relocate to Hidalgo and Cameron Counties, creating new job opportunities for residents of the RGVECs.
- Social service providers assist with the RGVECs' housing needs.
- The RGVECs' efforts in economic development activities and strong cultural heritage make the RGVECs attractive places to work and live.

#### VI. Housing Impediments

- Some homes in neighborhoods are permanently damaged and many are difficult to sell without substantial rehabilitation.
- Low vacancy rates for most types of ownership housing in the RGVECs suggest that demand for certain housing exceeds supply, causing inflated home values (particularly for owner-occupied homes).
- A low wage scale, combined with a high cost of living, decreases housing affordability.
- Data from the Texas Workforce Commission indicate an unemployment rate at the end of 2009 of 10.8% in the Brownsville-Harlingen Metropolitan Statistical Area (MSA) and 11.5% in the McAllen-Edinburg-Mission MSA. Hidalgo County's

unemployment rate was also 10.7%, and Cameron's was also 10.8%. The State unemployment rate was 8.0%.

- Construction material costs are continually increasing, making it difficult for builders to construct affordable housing profitably. Utilities fees and other development costs average \$5,000 per lot, excluding purchase.
- Lack of mainstream services to unregulated subdivisions, such as sanitary sewer, potable drinking water, drainage and paved streets, are detrimental to the development of quality affordable housing.

**McAllen Households below the Poverty Levels**

Total Households	Income Below Poverty Level	% of Households Below Poverty Level
33,101	7,244	21.9%

**McAllen Racial/Ethnic Composition**

Race/ Ethnicity:	White	Black or African American	Native American	Asian	Native Hawaiian/ Pacific Islander	Some other race	Two or more Race	Hispanic/ Latino	Total
Population:	17,924	487	112	2,010	15	42	397	85,427	106,414
Percentage	16.8%	.46%	.11%	1.9%	.01%	.04%	.37%	80.3%	100%

**McAllen Occupied Household Type**

Bedroom Type	1	2	3	4	5	6	7	Total Occupied
Number of Bedroom	5927	8275	5927	6038	3800	1735	1447	33,151
Percentage	17.9%	25.9%	18%	18.2%	11.5%	5.2%	4.4%	100%

**McAllen Occupancy and Vacancy Rate**

Total Housing Units	Occupied		Vacant	
	Number	Percent	Number	Percent
37,922	33,151	87.4%	4,771	12.6%

**REQUIRED SUBMISSION INFORMATION**  
**TABLE OF CONTENTS**  
**PART I**

- 11.0 (a) HUD Form 50077; PHA Certification of Compliance and Related Regulations  
HUD Form 50077-CR; Civil Rights Certifications  
HUD Form 50077-SL; Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan
- 11.0 (b) HUD Form 50070; Certification for a Drug-Free Workplace
- 11.0 (c) HUD Form 50071; Certification of Payments to Influence Federal Transactions
- 11.0 (d) Standard Form LLL; Disclosure of Lobbying Activities
- 11.0 (e) Standard Form LLL-A; Disclosure of Lobbying Activities Continuation Sheet (Not  
Applicable)
- 11.0 (f) Resident Advisory Board Comments
- 11.0 (g) Challenged Elements

**PHA Certifications of Compliance  
with PHA Plans and Related  
R e g u l a t i o n s**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 08/30/2011

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**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
  2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
  3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
  4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
  5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
  6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
  7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
  8. For PHA Plan that includes a policy for site based waiting lists:
    - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
    - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
    - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
    - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
    - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
  9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
  11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
  12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
-

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

McAllen Housing Authority

PHA Name


TX028

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 – 20

XXX Annual PHA Plan for Fiscal Years 2012 – 2013

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorizing Official:  Aurelio Leo Lara	Title:  Chairman, Board of Commissioners
Signature: 	Date:  April 2, 2012



**Civil Rights Certification**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 08/30/2011

**Civil Rights Certification****Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

McAllen Housing Authority  
PHA Name

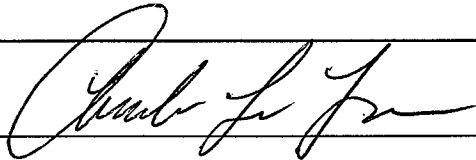
TX028  
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official  
Aurelio Leo Lara

Title  
Chairman, Board of Commissioners

Signature



Date

4/3/2012

form HUD-50077-CR (1/2009)

OMB Approval No. 2577-0226

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing  
**OMB# 2577-0226**  
**Expires 08/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the  
Consolidated Plan**

I, Richard F. Cortez the Mayor, City of McAllen certify that the Five Year and  
Annual PHA Plan of the McAllen Housing Authority is consistent with the Consolidated Plan of  
City of McAllen prepared pursuant to 24 CFR Part 91.

Richard F. Cortez

4/4/2012

Signed / Dated by Appropriate State or Local Official

# Certification for a Drug-Free Workplace

U.S. Department of Housing  
and Urban Development

Applicant Name

McAllen Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

McAllen Housing Authority Administration Office  
2301 Jasmine Ave  
McAllen, Texas 78501

Family Development Center  
2501 Maple Ave  
McAllen, Texas 78501

Learning Center  
1200 N. 25th Street  
McAllen, Texas 78501

Vine Terrace  
2220 N. 27th Street  
McAllen, Texas 78501

Retama Village  
900 N. 26th Street  
McAllen, Texas 78501

Retama Village Phase II  
2500 Jasmine Ave  
McAllen, Texas 78501

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Jose A. Saenz

Title

Executive Director

Signature

Date

April 2, 2012

form HUD-50070 (3/98)

Ref. Handbook 7417.1, 7475.13, 7485.1 & 2

Applicant Name

McAllen Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

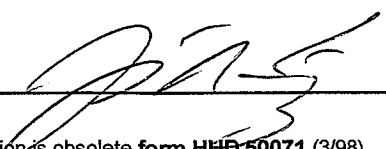
Name of Authorized Official

Jose A. Saenz

Title

Executive Director

Signature



Date (mm/dd/yyyy)

April 2, 2012

## DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input checked="checked" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		<b>2. Status of Federal Action:</b> <input checked="checked" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		<b>3. Report Type:</b> <input checked="checked" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____	
<b>4. Name and Address of Reporting Entity:</b> <input checked="checked" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Congressional District, if known: 28			<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  NOT APPLICABLE  Congressional District, if known:		
<b>6. Federal Department/Agency:</b> U.S. Department of Housing and Urban Development			<b>7. Federal Program Name/Description:</b>  CFDA Number, if applicable: 14.872		
<b>8. Federal Action Number, if known:</b>			<b>9. Award Amount, if known:</b> \$ 149,069		
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):  NOT APPLICABLE			<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):  NOT APPLICABLE		
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: _____ Print Name: Jose A. Saez Title: Executive Director Telephone No.: 956-686-3951      Date: 04/05/12		
<b>Federal Use Only:</b>					Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**REQUIRED SUBMISSION INFORMATION**  
**11.0 (f) & 11.0 (g)**

**(f) Resident Advisory Board Comments:**

The Public Hearing for presentation of the 2012 Annual PHA Plan and the Capital Fund Annual Statement was scheduled and held on Thursday March 15, 2012 at 6:00 pm at the Housing Authority Community Center.

- Housing Authority Staff Present:

Jose A. Saenz, Executive Director  
Javier Ybarra, Social Services Manager

- Annual Plan Topics Presented:

- Review of prior year activities

- Completion of construction for the Maple building as multi-purpose building to be named Family Development Center to be used for:

- nutritional classes
- sewing classes
- personal finance
- cooking classes
- counseling
- resident council meetings

- Proposed 2012 Activities

- Furnishing the Family Development Center
- Improvements to the existing Community Centers at all developments
- Floor tile replacement
- Handicap accessibility modifications for elderly tenants in one bedroom units
- General landscaping and parking improvements
- Operations

- General public comments made by the Residents present included:

Vine Terrace

- improving flooring conditions in general
- responses to maintenance requests
- creating additional space and placing electrical connections for laundry dryer in units
- build laundry room on existing concrete basketball half-court on development

## **REQUIRED SUBMISSION INFORMATION**

### **11.0 (f) & 11.0 (g)**

#### Retama Village & Retama Village Phase II

- dumpster containers not emptied in timely manner; debris flying out onto development and front doors
- sprinkler system is watering irregular with unmanaged sections
- Additional attachments include:
  1. Management responses to Residents' Comments and Suggestions.
  2. Sign In Sheet
  3. Copies of Public Notices and Posted Announcements of meeting date, time and place.

#### **(g) Challenged Elements:**

There were no challenged elements to the presentation made.

McAllen Housing Authority  
2012 PHA Plan – Public Hearing  
Responses to Residents' Comments and Suggestions

This document is prepared and included in the 2012 PHA Plan in response to the comments and suggestions presented by the Residents at the public hearing conducted by the McAllen Housing Authority.

Vine Terrace

1. Management will continue visit on the options of utilizing an existing concrete basketball court to construct a community room for resident events or on-site laundry facilities. Other options could also include placing an existing public housing unit off-line and convert it to a resident building; reduce head start program use of an existing community building to program resident use; or terminate leasing arrangements with Head Start Program and convert existing community building into a full fledged community center for this development.
2. Management will prepare process to conduct Physical Needs Assessment (PNA) to determine and budget required improvements to extend the life of existing public housing units in this development. The PNA will also include an assessment of infrastructure that provides on-site and off-site services.

Retama Village & Retama Village Phase II

1. See attached letter from Management.





UAH PROPERTY MANAGEMENT, L.P.

10670 North Central Expressway  
Suite 505  
Dallas, TX 75231  
214.265.7227 ph  
214.265.0722 fax

Jose A. Saenz  
Executive Director  
McAllen Housing Authority  
2301 Jasmine Ave.  
McAllen, TX 78501

Re: Resident's Meeting Plan of Action Response

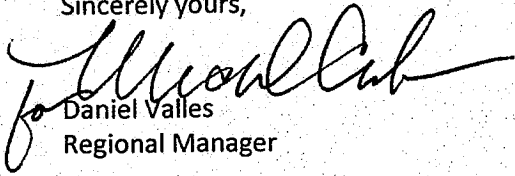
Dear Mr. Saenz,

In response to the requested Resident's Meeting Plan of Action, below you will find the plan of action set forth by UAH Property Management, LP to address the issues of concern:

- Dumpster container covers and trash in front door areas
  1. Manager will notify all residents of the need to ensure trash bin covers are closed after each use.
  2. Manager/Maintenance will walk each trash bin area every morning to monitor the trash bins and request a trash collection, outside of the normal trash collection schedule, when trash bins are at full capacity.
  3. Manager/Maintenance/Porter will walk property every morning and collect all trash/debris observed in common areas and front door areas. They will also monitor the property throughout the day and conduct an additional trash/debris collection at the end of the day if needed.
- Sprinkler system dry areas in landscape
  1. Manager/Maintenance/Porter will monitor the condition of the landscape daily as they conduct other routine inspections/monitoring duties and identify areas that need attention.
  2. Maintenance/Landscapers will monitor the sprinkler systems and components to ensure proper operation.
  3. Maintenance/Landscapers will complete a weekly checklist of monitored systems/components and identify all needed repairs and/or adjustments in the checklist. Maintenance/Landscapers will create and complete work orders for all repairs and/or adjustments identified in the checklist.

The above plan of action will be implemented immediately. If you have any additional questions or concerns please feel free to contact me at your earliest convenience.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Daniel Valles', written in a cursive style.

Daniel Valles  
Regional Manager

# McAllen Housing Authority

## 2012 PHA Plan

### Capital Fund Program

### Public Hearing

03/15/2012

NAME  
(Nombre)

ADDRESS  
(Direccion)

PHONE  
(Telefono)

- 1 Dina Cerda 2500 Jasmine Apt. 1405 905-0876
- 2 Mona R. C. 704
- 3 MARBELLA KEYNA 117
- 4 Eglantine Garcia APT-125
- 5 R. Rafael Velazquez APT-113
- 6 Edna Solis 2500 Jasmine Apt 1003
- 7 Maria I Ponce 2218 N 27 Lane
- 8 Carlos y Silvia Vega
- 9 Patricia Morin. 2212 N. 27th St. 776-3243
- 10 Anita Franco 2604 Vine 627-2007
- 11 \_\_\_\_\_
- 12 \_\_\_\_\_
- 13 \_\_\_\_\_
- 14 \_\_\_\_\_
- 15 \_\_\_\_\_
- 16 \_\_\_\_\_
- 17 \_\_\_\_\_

**MCALLEN HOUSING AUTHORITY  
PUBLIC HEARING**

The McAllen Housing Authority is scheduling a Public Hearing to obtain input from residents of Retama Village and Vine Terrace in reference to the Annual Plan Submission to be submitted to the U.S. Department of Housing and Urban Development for Fiscal Year Beginning July 1, 2012. Total funds being allocated for this year are estimated at \$300,000 for Operating Funds and \$200,000 for Capital Funds. All residents are encouraged to attend this hearing at the following location.

Date: March 15, 2012  
Time: 6:00 p.m.  
Place: McAllen Housing Authority Community Center  
2301 Jasmine  
McAllen, Texas 78501

The proposed Annual Plan will be presented at the public hearing. For further information please call 686-3951.

\*\*\*\*\*

**MCALLEN HOUSING AUTHORITY  
JUNTA INFORMATIVA**

La oficina del McAllen Housing Authority tendra una Junta Informativa para los residentes de Retama Village y Vine Terrace a referencia del Programa de Trabajo para el ano fiscal cual empieza el dia 1 de Julio de 2012. Se anticipa recibir la cantidad de \$300,000 y \$200,000 en fondos federales para la administracion, proyectos y mantenimiento de estas comunidades. Este aviso es para que los residentes asisten a la junta y den sus comentarios sobre el Programa de Trabajo.

La fecha, horario y lugar de esta junta sera:

Fecha: Marzo 15, 2012  
Hora: 6:00 p.m.  
Lugar: Centro Comunitario de McAllen Housing Authority  
2301 Jasmine  
McAllen, Texas 78501

Para mas informacion, por favor comuniquese a nuestra oficina al numero 686-3951.

**REQUIRED SUBMISSION INFORMATION**  
**TABLE OF CONTENTS**  
**PART II**

- 11.0 (h-1) HUD Form 50075.1; Capital Fund Program Annual Statement for 2012
- 11.0 (h-2) HUD Form 50075.1; Capital Fund Program Replacement Housing Factor for 2012
- 11.0 (h-3) HUD Form 50075.1: Performance and Evaluation Report as of 12/31/2011 for 2011
- 11.0 (h-4) HUD Form 50075.1: Performance and Evaluation Report as of 12/31/2011 for 2010

- 11.0 (i) HUD Form 50075.2; Capital Fund Program Five-Year Action Plan (2012-2016)

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

**Part I: Summary**

<b>PHA Name:</b>  McAllen Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: TX59P02850112 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2012</b> <b>FFY of Grant Approval:</b>
---	---	--

**Type of Grant**  
☒ Original Annual Statement      ☐ Reserve for Disasters/Emergencies      ☐ Revised Annual Statement (revision no: )  
☐ Performance and Evaluation Report for Period Ending:      ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	10,000			
3	1408 Management Improvements	25,069			
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	25,000			
10	1460 Dwelling Structures	50,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	25,000			
13	1475 Non-dwelling Equipment	10,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

SAN ANTONIO HUD OFFICE  
 2012 MAR -2 P 2:46 PM

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

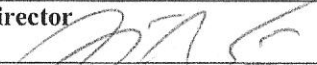
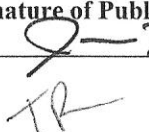
U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

<b>PHA Name:</b> McAllen Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: TX59P02850112 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:</b> 2012 <b>FFY of Grant Approval:</b>
---	---	--

Type of Grant  
☒ Original Annual Statement      ☐ Reserve for Disasters/Emergencies      ☐ Revised Annual Statement (revision no: )  
☐ Performance and Evaluation Report for Period Ending:      ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	145,069			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<b>Signature of Executive Director</b> 	<b>Date</b> 2/29/2012	<b>Signature of Public Housing Director</b> 	<b>Date</b> 3/12/12
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<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

**Part II: Supporting Pages**

PHA Name: McAllen Housing Authority	Grant Type and Number Capital Fund Program Grant No: TX59P02850112 CFFP (Yes/ No): Replacement Housing Factor Grant No:	Federal FFY of Grant:  2012
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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
Vine Terrace - 001	Floor Tile Replacement	1460	10	25,000				
Vine Terrace - 001	Bathroom Improvements including Handicap Units	1460	6	25,000				
Vine Terrace - 001	Community Bldg Exterior Painting	1470	1	10,000				
PHA - Wide	Community Bldg AC Replacement	1475		10,000				
PHA - Wide	Community Bldg Roof Improvements	1470		15,000				
PHA - Wide	Landscaping Improvements	1450		10,000				
PHA - Wide	Parking Improvements	1450		15,000				
PHA - Wide	Operations/Professional services	1406		10,000				
PHA - Wide	Management Improvements	1408		25,069				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: McAllen Housing Authority					<b>Federal FFY of Grant: 2012</b>
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Vine Terrace / 1460	3/11/2014		3/11/2016		
Vine Terrace / 1470	3/11/2014		3/11/2016		
PHA - Wide / 1450	3/11/2014		3/11/2016		
PHA - Wide / 1470	3/11/2014		3/11/2016		
PHA - Wide / 1475	3/11/2014		3/11/2016		
PHA - Wide / 1406	3/11/2014		3/11/2016		
PHA - Wide / 1408	3/11/2014		3/11/2016		

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

**Part I: Summary**

<b>PHA Name:</b>  McAllen Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59R02850112 Date of CFFP:	<b>FFY of Grant: 2012</b> <b>FFY of Grant Approval:</b>
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**Type of Grant**

☒ Original Annual Statement      ☐ Reserve for Disasters/Emergencies  
☐ Performance and Evaluation Report for Period Ending:

☐ Revised Annual Statement (revision no: )  
☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>	213,276			

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

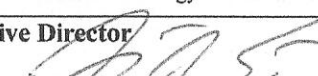

<sup>4</sup> RHF funds shall be included here.

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Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

<b>Part I: Summary</b>					
<b>PHA Name:</b> McAllen Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: TX59R02850112 Date of CFFP:		<b>FFY of Grant:2012</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	213,276			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b> 		<b>Date</b> 2/29/2012	<b>Signature of Public Housing Director</b> 		<b>Date</b> 3/12/12

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

PHA Name: McAllen Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No: TX59R02850111	<b>Federal FFY of Grant:</b>  <b>2012</b>
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<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: McAllen Housing Authority					<b>Federal FFY of Grant: 2012</b>
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA - Wide / 1499	3/11/2014		3/11/2016		
(Note: Obligation and disbursement dates as per approved timeline to be established upon project approval)					

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		
<b>PHA Name:</b>  McAllen Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: TX59P02850111 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2011</b> <b>FFY of Grant Approval:</b>

<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011 <input type="checkbox"/> Final Performance and Evaluation Report	
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Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	35,000			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	40,000			
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	70,000			
13	1475 Non-dwelling Equipment	4,974			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

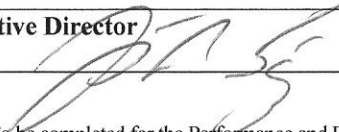
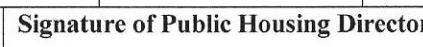
<b>PHA Name:</b> McAllen Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: TX59P02850111 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:</b> 2011 <b>FFY of Grant Approval:</b>
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**Type of Grant**

☐ Original Annual Statement
 ☐ Reserve for Disasters/Emergencies
 ☐ Revised Annual Statement (revision no: )
 ☐ Final Performance and Evaluation Report

☒ Performance and Evaluation Report for Period Ending: 12/31/2011

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	149,974			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<b>Signature of Executive Director</b> 	<b>Date</b> 4/5/2012	<b>Signature of Public Housing Director</b> 	<b>Date</b>
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<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.



Part II: Supporting Pages								
PHA Name: McAllen Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX59P02850111 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant:  2011			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
Vine Terrace - 001	Vine Hydro Mulch	1450	50	10,000				No activity
Vine Terrace - 001	Landscape Monument	1470	2	5,000				No activity
Vine Terrace - 001	Restriping crossings and fire lanes	1450	4	5,000				No activity
PHA - Wide	Facility improvements	1470	1	65,000				No activity
PHA - Wide	Interior and exterior painting	1450	1	10,000				No activity
PHA - Wide	Parking lot resurface and restriping	1450	1	15,000				No activity
PHA - Wide	Surveillance security system	1475	1	4,974				No activity
PHA - Wide	Operations/Professional services	1406	1	35,000				No activity

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: McAllen Housing Authority					Federal FFY of Grant: 2011
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Vine Terrace / 1450	8/2/2013		8/2/2015		
Vine Terrace / 1470	8/2/2013		8/2/2015		
PHA - Wide / 1450	8/2/2013		8/2/2015		
PHA - Wide / 1470	8/2/2013		8/2/2015		
PHA - Wide / 1475	8/2/2013		8/2/2015		

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>					
PHA Name:  McAllen Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX59P02850110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000			
8	1440 Site Acquisition	50,000			
9	1450 Site Improvement	10,000			
10	1460 Dwelling Structures	20,000			
11	1465.1 Dwelling Equipment—Nonexpendable	20,000			
12	1470 Non-dwelling Structures	74,582			
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
**Expires 4/30/2011**

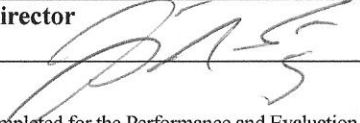
**Part I: Summary**

<b>PHA Name:</b> McAllen Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: TX59P02850110 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:</b> 2010 <b>FFY of Grant Approval:</b>
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**Type of Grant**

☐ Original Annual Statement
 ☐ Reserve for Disasters/Emergencies
 ☐ Revised Annual Statement (revision no: )
 ☒ Performance and Evaluation Report for Period Ending: 12/31/2011
 ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	184,582			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

<b>Signature of Executive Director</b> 	<b>Date</b> 4/5/2012	<b>Signature of Public Housing Director</b>	<b>Date</b>
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<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

**Part II: Supporting Pages**

PHA Name: McAllen Housing Authority		Grant Type and Number Capital Fund Program Grant No: TX59P02850110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant:  2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
Vine Terrace - 001	Vine Irrigation System	1450	50					
Vine Terrace - 001	Bathroom Handicap Improvements	1460	6	20,000				No activity
Vine Terrace - 001	Mailbox Replacements	1470	50	4,582				No activity
Vine Terrace - 001	Water Heater Replacements	1465	50	20,000				No activity
PHA - Wide	Walkway Canopy for Cesar Chavez Center	1470	1	10,000				No activity
PHA - Wide	Access Control Gate and Fence for Maple/Cesar Chavez Center	1450	1	10,000				No activity
PHA - Wide	Professional Services	1430	1	10,000				No activity
PHA - Wide	Land Acquisition	1440	1	50,000				No activity
PHA - Wide	Rehabilitation of Maple Building	1470	1	60,000				No activity

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: McAllen Housing Authority					<b>Federal FFY of Grant: 2010</b>
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Vine Terrace / 1450	7/1/2012		7/1/2014		
Vine Terrace / 1460	7/1/2012		7/1/2014		
Vine Terrace / 1465	7/1/2012		7/1/2014		
Vine Terrace / 1470	7/1/2012		7/1/2014		
PHA - Wide / 1430	7/1/2012		7/1/2014		
PHA - Wide / 1440	7/1/2012		7/1/2014		
PHA - Wide / 1450	7/1/2012		7/1/2014		
PHA - Wide / 1470	7/1/2012		7/1/2014		

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

# Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

<b>Part I: Summary</b>						
PHA Name/Number:  <b>McAllen Housing Authority / TX028</b>			Locality (City/County & State)  <b>McAllen, Texas 78501 / Hidalgo County</b>		<input checked="" type="checkbox"/> <b>Capital Fund Program 5-Year Plan Action Plan (2012 – 2016)</b>  <input type="checkbox"/> <b>Revision No:</b>	
A.	Development Number and Name	Work Statement for Year 1 FFY: 2012	Work Statement for Year 2 FFY: 2013	Work Statement for Year 3 FFY: 2014	Work Statement for Year 4 FFY: 2015	Work Statement for Year 5 FFY: 2016
B.	Physical Improvements Subtotal	Annual Statement	75,000	12,000		
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment		10,000	37,500		
E.	Administration					
F.	Other		45,000	75,000	75,000	75,000
G.	Operations		20,000	25,000	50,000	50,000
H.	Demolition					
I.	Development				25,000	25,000
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		150,000	150,000	150,000	150,000



**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY 2012	Work Statement for Year: 2 FFY: 2013			Work Statement for Year: 3 FFY: 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	001 / Vine Terrace / Kitchen cabinets & vanity replacements	25	20,000	001 / Vine Terrace / Interior light fixtures & ceiling fan replacements	25	12,500
Annual	001 / Vine Terrace / Electrical upgrades	25	10,000	001 / PHA Wide / Interior light fixtures replacements	1	12,500
Statement	001 / Vine Terrace / Perimeter lot fencing	25	45,000	001 / PHA Wide / Parking lot improvements for Community Center	1	12,500
	001 / PHA Wide / AC replacements for Cesar Chavez Center	4	10,000	001 / PHA Wide / Perimeter security lights improvements	15	12,500
	001 / PHA Wide / Land Acquisition	1	45,000	001 / PHA Wide / Land Acquisition	1	75,000
	001 / PHA Wide / Operations – Professional Services	1	20,000	001 / PHA Wide / Operations - Professional Services	1	25,000
	Subtotal of Estimated Cost		\$150,000	Subtotal of Estimated Cost		\$150,000

## Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

### Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2011	Work Statement for Year: 4 FFY: 2015			Work Statement for Year: 5 FFY: 2016		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	001 / PHA Wide / Land Acquisition	1	75,000	001 / PHA Wide / Land Acquisition	1	75,000
Annual	001 / PHA Wide / Development	1	25,000	001 / PHA Wide / Development	1	25,000
Statement	001 / PHA Wide / Operations – Professional Services	1	50,000	001 / PHA Wide / Operations - Professional Services	1	50,000
	Subtotal of Estimated Cost		\$150,000	Subtotal of Estimated Cost		\$150,000